



Department of Planning, Building and Code Enforcement

STEPHEN M. HAASE, AICP, DIRECTOR

INITIAL STUDY

PROJECT FILE NO.: PDC 01-08-082 and McKee No. 120

PROJECT DESCRIPTION: Planned Development Rezoning and Rezoning from County to A(PD) Planned Development District and from A-Agricultural District to A(PD) Planned Development District to allow religious assembly and school uses on a 8.21 gross acre site and Annexation of 4.8 acres from the County of Santa Clara into the City of San Jose

PROJECT LOCATION: West side of Alum Rock Avenue approximately 200 feet northerly of Marian Lane (4600, 4601, and 4609 Hyland Avenue, and 4609 Alum Rock Avenue) APNs: 601-09-013, 601-09-106, 601-09-011, & 601-09-023

GENERAL PLAN DESIGNATION: Public/Quasi-Public

ZONING: A-Agricultural, and Unincorporated County

SURROUNDING LAND USES: Single family detached residential and neighborhood commercial

PROJECT APPLICANT'S NAME AND ADDRESS: Roman Catholic Welfare Corp. of San Jose and Roman Catholic Bishop of San Jose, Attn: Michael J. Mitchell, 900 Lafayette Street, Santa Clara, CA 95050

DETERMINATION

On the basis of this initial study:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT(EIR) is required.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are included in the project, and further analysis is not required.

Date

Signature

Name of Preparer: Jenny Nusbaum

Phone No.: (408) 277-4576

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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I. AESTHETICS - Would the project:

a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
e) Increase the amount of shade in public and private open space on adjacent sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The site is located in an urbanized area and is abutted by residential uses. Currently, the site is developed with religious assembly and school buildings, including a church complex that has been historically evaluated and identified as a structure of merit. Two of the structures in the complex, the fellowship hall and the cinderblock pavilion, are scheduled for demolition. However, neither of the structures scheduled for demolition contribute to the historical significance of the church complex. Several mature trees, including ordinance-sized trees are located on the site. The new development will redevelop and create impervious surfaces and remove existing vegetation and trees. New outdoor lighting will be incorporated into the site design. The new lighting and building masses could potentially create a less-than-significant increase in light, glare, and shade which would not be significant enough to adversely affect day or nighttime views for the surrounding residential properties.

MITIGATION MEASURES: The new development will substantially conform with the City of San Jose's Design Guidelines and buildings will be setback adequately from property lines to minimize visual impacts on adjacent properties. New primary building masses will be setback at least 10 feet from adjacent residential property lines. New buildings will not exceed the height limits established by the General Plan. New development on the site shall comply with the City of San Jose Council Policy on Outdoor Lighting on Private Development. New landscaping will be planted in setback areas, and within parking areas. Trees that are removed will be replanted at the following ratios or equivalent to the satisfaction of the Director of Planning, Building and Code Enforcement: each tree removed less than 12 inches in diameter shall be replaced by one 15-gallon tree; each tree removed from 12 inches to 18 inches in diameter shall be replaced by two 24-inch-box trees; each tree removed 18 inches in diameter or larger shall be replaced by four 24-inch-box trees. With the inclusion of these measures, the less-than-significant impacts will be reduced to an even lesser level of significance.

II. AGRICULTURE RESOURCES - Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4

DISCUSSION OF IMPACTS: The project will re-zone land that is currently zoned for agricultural use to land that can be used for either agricultural uses or planned-development religious assembly and school uses. Currently the land is not used for agricultural purposes. The proposed rezoning conforms to the General Plan land use designation of Public/Quasi-public.

MITIGATION MEASURES: None.

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III. AIR QUALITY - Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,14
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14

DISCUSSION OF IMPACTS: The project will not conflict with the thresholds of significance for the local and regional air quality standards established by the Bay Area Air Quality Management District. However, during construction activities, dust emissions could have a significant temporary impact on local air quality and contribute sources to regional air quality.

New development is proposed to be located and designed to encourage pedestrian trips from within the immediate neighborhood it serves. New pedestrian connections will be provided on the subject site. The existing neighborhood is predominantly single family residential in use. The proposed uses will not generate any objectionable odors because no significant amount of trash or odor causing substances will be stored on the subject site for the uses that the site serves.

MITIGATION: While the project is under construction, the developer shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site. The BAAQMD has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less than significant. The following construction practices shall be implemented during all phases of construction on the project site. With the inclusion of these mitigation measures, the short-term air quality impacts associated with construction will be reduced to less-than-significant levels.

- a. Use dust-proof chutes for loading construction debris onto trucks.
- b. Water to control dust generation during demolition of structures and break-up of pavement.
- c. Cover all trucks hauling demolition debris from the site.
- d. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- e. Cover all trucks hauling soil, sand, or other loose materials, or require trucks to maintain at least two feet of freeboard.
- f. Sweep daily (preferably with water sweepers) all paved access road, parking areas, and staging areas at construction sites.
- g. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- h. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

To reduce air pollution from vehicle trips, new pedestrian pathways and bicycle parking spaces will be provided on the subject site to encourage patrons to use non-polluting modes of transportation.

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IV. BIOLOGICAL RESOURCES - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
b) Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6,10
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,11
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The project is located in an urbanized area on a site with existing buildings and development. There is no identified sensitive or protected habitat or species on the site. Several mature trees on the site, including ordinance-sized trees, may be removed.

MITIGATION MEASURES: Trees that are removed will be replanted at the following ratios or equivalent to the satisfaction of the Director of Planning, Building and Code Enforcement: each tree removed less than 12 inches in diameter shall be replaced by one 15-gallon tree; each tree removed from 12 inches to 18 inches in diameter shall be replaced by two 24-inch-box trees; each tree removed 18 inches in diameter or larger shall be replaced by four 24-inch-box trees.

V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7, 25
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8, 25
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8, 25
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,8, 25

DISCUSSION OF IMPACTS: Currently the site is developed with religious assembly and school buildings including a church complex that have been historically evaluated in a report by Archaeological Resource Management, dated January 16, 2003, entitled "Historic Evaluation of the Saint John Vianney Church Complex at 4600 Hyland Avenue in the City of San Jose." This report identified the church complex as a structure of merit according to the City of San Jose Historic Resource Inventory Hierarchy of Significance. Two of the structures in the complex, the fellowship hall and the cinderblock pavilion, are scheduled for demolition. However, neither of the structures scheduled for demolition contributes to the historical significance of the church complex. The project will be designed to complement the

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existing historic structures of merit. The site has not been identified as being located in an archaeologically sensitive area.

MITIGATION MEASURES: The project shall comply with Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,24
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24

DISCUSSION OF IMPACTS: The site is located in the City of San Jose which is part of a region that is prone to seismic activity. However, the site is not located within a designated geohazard zone or seismic liquefaction zone.

MITIGATION MEASURES: A grading permit is required prior to the issuance of a Public Works Clearance. Standard engineering techniques shall be used in the design and construction of new buildings and additions/remodels to existing buildings.

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VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,12
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION OF IMPACTS: No significant amount of hazardous materials will be used for onsite operations as part of the project. Incidental amounts of pesticides and cleaning and maintenance materials may be used and stored on site for maintaining the building and grounds.

MITIGATION MEASURES: Maintenance staff will be trained in the proper handling and disposal of the materials noted above. Any hazardous materials regulated by Chapter 17.68 of the San Jose Municipal Code on the site must be used and stored in full compliance with the City's Hazardous Material Ordinance and the Hazardous Materials Management Plan for the site approved by the San Jose Fire Prevention Bureau. Due to the proximity of this site to residential uses, development permits issued for the subject site will specifically prohibit the storage or use of hazardous materials in any area other than inside the structures as shown on approved plans. No hazardous materials shall be stored in underground tanks or in structures accessory to the main buildings.

VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
d) Result in increased erosion in its watershed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

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e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
f) Substantially alter drainage patterns due to changes in runoff volumes and flow rates?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g) Result in increased impervious surfaces and associated increased runoff as specified in the NPDES permit and the City's Post Construction Urban Runoff Management Policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,17
i) Result in an increase in pollutant discharges to receiving waters such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,17
j) Result in an increase in any pollutant for which the water body is already impaired as listed on the Clean Water Act Section 303 (d) list available from the State Water Resources Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
k) Result in alteration of receiving water quality during or following construction including clarity, temperature, and level of pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
l) Substantially alter surface water quality, or marine, fresh, or wetland waters as specified in the NPDES permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
m) Substantially alter ground water quality as specified in the NPDES permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
n) Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses as specified in the NPDES Permit, General Plan, and City policy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
o) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
p) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
q) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
r) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
s) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION OF IMPACTS: The project is not located within 300 feet of a water body. The project will redevelop a site that currently consists predominantly of impervious surface. Mapping of the groundwater depths by the Santa Clara Valley Water District shows that the groundwater table is approximately 50 to 75 feet below the surface and therefore not subject to contamination by the proposed project. The site is not located within a 100-year flood hazard area. During construction and grading activities, there may be sediment and pollutants of concern that could potentially enter the storm drain system. Landscape maintenance could potentially involve the use of pesticides which contain pollutants of concern.

MITIGATION MEASURES:

The project shall comply with the City of San José's National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge and other non-point source discharges. The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with

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construction and post-construction activities. Examples of BMPs are contained in the publications *Blueprint for a Clean Bay* and *Start at the Source*. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, Room 308, 801 North First Street, San José, California 95110-1795. The Erosion Control Plan may include BMPs as specified in ABAG's *Manual of Standards Erosion & Sediment Control Measures* for reducing impacts on the City's storm drainage system from construction activities.

All development activities on the subject site that result in a land disturbance of one (1) acre or more shall, prior to the commencement of any clearing, grading or excavation, comply with the City of San José National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit as follows:

1. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of storm water pollutants including sediments associated with construction activities.
2. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).

Along with these documents, the applicant may also be required to prepare an Erosion Control Plan. The Erosion Control Plan may include BMPs as specified in the California Storm Water Best Management Practice Handbook for reducing impacts on the City's storm drainage system from construction activities. Prior to the issuance of a grading permit, the applicant shall submit copies of the NOI and Erosion Control Plan (if required) to the City Project Engineer, Department of Public Works. The applicant shall maintain a copy of the most current SWPPP on site and shall provide a copy to any City representative or inspector on demand. The applicant shall implement and maintain all best management practices (BMPs) or control measures identified in the SWPPP and/ or Erosion Control Plan.

Pervious surfaces will be used onsite to minimize and treat runoff. Native and drought-resistant landscaping will be planted to minimize pesticide usage, water usage and infiltrate runoff. The project landscaping will be maintained with integrated pest management techniques, to the maximum extent practicable.

If industrial waste, as defined by Section 15.12 of the San Jose Municipal Code, is to be discharged into the sanitary sewer system, a clearance shall be obtained from the Water Pollution Control Plant, Industrial Waste Section.

To minimize depletion of water supplies, pursuant to San Jose Municipal Code, Title 15, irrigation systems for all landscaped areas in excess of 10,000 square feet, unless specifically exempted by the Director of Planning, shall be designed and installed to allow the current and future use of reclaimed water to the satisfaction of the Director of Public Works.

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The proposed project includes the expansion of a religious facility and school which will provide beneficial opportunities to the community and will not conflict with any land use plan or regulation.

MITIGATION MEASURES: No negative impacts will occur and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,23

DISCUSSION OF IMPACTS: The proposed project will have no negative impacts on mineral resources.

MITIGATION MEASURES: No negative impacts will occur and no mitigation is required.

XI. NOISE - Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,13,18, 26
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 26
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 26
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 26
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 26
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 26

DISCUSSION OF IMPACTS:

The project is focused on remodeling and adding facilities to an existing campus. During construction, there will be short-term increases in noise.

According to a noise study entitled, "Final Noise Assessment Study for the St. John Vianney Parish and School, Hyland Avenue, San Jose," prepared by Jeffrey K. Pack for Edward L. Pack Associates, Inc., dated January 13, 2003, the existing project generated noise exposures from the playgrounds and parking lot will not increase. There is no anticipated significant increase in enrollment. The number of children and activity types and schedules are predicted to remain the same as existing. Therefore, the project-generated noise exposures for both playgrounds and the church parking lot are expected to remain the same as the existing levels. Since there is no anticipated increase in the noise exposures and noise levels generated by the playgrounds and parking lot, no significant noise impact is expected. Mitigation measures for these sources will not be required.

The new Parish Center will act as a multi-purpose room with a gymnasium and performance platform that may have the potential for generating noise that exceeds the City of San Jose's General Plan Noise Element standards. In addition, a mechanical equipment deck will be located near the east property line that may also have the potential for generating noise at the nearby residence.

The possible noise leakage paths for the parish center would be through the doors and windows. The building shell with the windows and doors closed will provide approximately 30dB of noise reduction. However, with the windows and/or doors open, the building shell is likely to provide only 10 dB of noise reduction. With the building shell closed, sound levels up to 100 dBA could be created within the main floor of the parish center before 55 dBA is exceeded at the property lines to the east or west. Sound levels of 100 dBA are possible with live music or a loudly cheering audience. If windows

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and/or doors are kept open, the sound levels at the residential property lines could be up to 75 dBA, which would be very noticeable during the evening or nighttime.

The DNLs created by activity within the parish center are dependent upon the particular activity, number of people in attendance, type of sound reinforcement systems involved and other factors. For example, if a constant sound level of 55 dBA for six hours is maintained at the property lines, with one of the hours extending into the nighttime period (5:00 – 11:00 p.m.), the DNL will be 55 dB.

Information on the Parish mechanical system was not available at the time of this study, therefore a detailed analysis of the system could not be performed. Unscreened views to equipment from the residences, or inherently noisy equipment, such as compressors or large fans will likely cause noise excesses at the nearby residences.

MITIGATION MEASURES: Standard construction techniques, including equipment mufflers, will be utilized during the term of construction of the project to reduce the impacts to an acceptable level. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. With the inclusion of these mitigation measures, the short-term noise impacts associated with construction will be reduced to less-than-significant levels.

To address the impacts of noise from the Parish Center, the project shall be required to comply with the mitigation measures recommended in the noise study entitled, “Final Noise Assessment Study for the St. John Vianney Parish and School, Hyland Avenue, San Jose,” prepared by Jeffrey K. Pack for Edward L. Pack Associates, Inc., dated January 13, 2003. The doors and windows of the Parish Center shall be required to be closed during noise generating activities including, but not limited to, sports events, music, or theater events where sound amplification is used, or when the audience capacity is greater than 50 people. The project shall be required to provide mechanical ventilation in compliance with the City of San Jose’s Municipal Code and the Uniform Building Code. Prior to the issuance of a certificate of occupancy, Development Permits approved for this portion of the project shall contain a condition requiring that the applicant provide a detailed noise assessment study of the mechanical, electrical, and all other noise-generating systems to ensure compliance with the City of San Jose’s Noise Element and Zoning Ordinance. With the inclusion of these mitigation measures, the noise impacts associated with activities and operations at the Parish Center will be reduced to less-than-significant levels.

XII. POPULATION AND HOUSING - Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

DISCUSSION IMPACTS: The proposed project will expand an existing religious facility and school that are intended to serve the surrounding neighborhood. No displacement will occur and no substantial growth is linked to the proposed project.

MITIGATION MEASURES: No negative impacts will occur and therefore no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
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XIII. PUBLIC SERVICES - Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

DISCUSSION OF IMPACTS: The project is located on an infill site within an urbanized area currently served by the City of San Jose and the County of Santa Clara. The proposed annexation is within the City of San Jose's urban service area. The project will provide enhanced educational and community services to the existing neighborhood population. The project will provide new landscaping and new indoor and outdoor public spaces. Because the project will add additional buildings and potentially serve a larger population, additional fire and police protection could potentially result. However, according to City Council policies, and consultation with affected agencies providing these services, the project is not considered a large project and these impacts will be less than significant.

MITIGATION MEASURES: The project will be designed and reviewed by both the fire and police departments to ensure that appropriate fire protection measures and security measures are included.

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2, 26

DISCUSSION OF IMPACTS: The project includes indoor and outdoor recreational facilities to serve the neighboring community. Use of these facilities could create additional noise and, potentially, additional use of pesticides. The additional use of pesticides will be less than significant, because integrated pest management techniques will be employed and the net addition of outdoor recreational areas that will be landscaped is less than significant. Noise impacts will be less than significant with mitigation.

MITIGATION MEASURES: Refer to the Noise and Hydrology sections of this initial study for a discussion of mitigation measures.

XV. TRANSPORTATION / TRAFFIC - Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,19, 27
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,19, 27
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19, 27

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	<i>Information Sources</i>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,19, 27
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,20, 27
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,18
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,18

DISCUSSION OF IMPACTS: The project is pedestrian-focused, and neighborhood-serving. No significant impacts to traffic will be created. The project has been designed to encourage pedestrian and bicycle trips from within the immediate neighborhood it serves. According to an inhouse traffic analysis completed by the City of San Jose Department of Public Works, the proposed project is predicted to generate trips that are in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and traffic impacts will be less than significant. The existing neighborhood is predominantly single family residential in use and most trips will be during non-peak hours. During construction, there will be short-term increases in traffic diversion.

MITIGATION MEASURES: Standard construction techniques, including flagmen, will be utilized during construction of the project to reduce the traffic impacts. New pedestrian pathways and bicycle parking spaces will be provided on the subject site to encourage patrons to use non-automotive modes of transportation.

XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,15
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,21
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,22
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,21
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,21
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,21

DISCUSSION OF IMPACTS: The proposed project is located in the City of San Jose's Urban Service Area and will not use substantial amounts of water in its operations. The project proposes to redevelop and expand existing facilities. The project will be connected to the existing municipal stormwater sewer system and the sanitary sewer system.

MITIGATION MEASURES: Best management practices such as inlet filters, swales and pervious surfaces will be used onsite to minimize volume and pollutants in runoff entering the municipal stormwater sewer system. Native and drought-resistant landscaping will be planted to minimize water usage. Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue

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as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,10, 26
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects and the effects of other current projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,16, 27
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 6, 26

DISCUSSION OF IMPACTS:

Air Quality

The project will not conflict with the thresholds of significance for the local and regional air quality established by the Bay Area Air Quality Management District. However, construction activities will cause dust emissions that could have a significant temporary impact on local air quality and contribute sources to regional air quality. This impact will be less than significant, however, because while the project is under construction, the developer shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site. With the inclusion of these mitigation measures, the short-term air quality impacts associated with construction will be reduced to less-than-significant levels.

Noise

During construction, there will be short-term increases in noise. Standard construction techniques, including equipment mufflers, will be utilized during the term of construction of the project to reduce the impacts to an acceptable level. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. With the inclusion of these mitigation measures, the short-term noise impacts associated with construction will be reduced to less-than-significant levels.

The new Parish Center will act as a multi-purpose room with a gymnasium and performance platform that may have the potential for generating noise that exceeds the City of San Jose's General Plan Noise Element standards. In addition, a mechanical equipment deck will be located near the east property line that may also have the potential for generating noise at the nearby residence. The possible noise leakage paths for the parish center would be through the doors and windows. If windows and/or doors are kept open, the sound levels at the residential property lines could be up to 75 dBA, which would be very noticeable during the evening or nighttime. Information on the Parish mechanical system was not available at the time of this study, therefore a detailed analysis of the system could not be performed. Unscreened views to equipment from

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the residences, or inherently noisy equipment, such as compressors or large fans will likely cause noise excesses at the nearby residences.

To address the impacts of noise from the Parish Center, the project shall be required to comply with the mitigation measures recommended in the noise study entitled, “Final Noise Assessment Study for the St. John Vianney Parish and School, Hyland Avenue, San Jose,” prepared by Jeffrey K. Pack for Edward L. Pack Associates, Inc., dated January 13, 2003. The doors and windows of the Parish Center shall be required to be closed during noise generating activities including, but not limited to, sports events, music, or theater events where sound amplification is used, or when the audience capacity is greater than 50 people. The project shall be required to provide mechanical ventilation in compliance with the City of San Jose’s Municipal Code and the Uniform Building Code. Prior to the issuance of a certificate of occupancy, Development Permits approved for this portion of the project shall contain a condition requiring that the applicant provide a detailed noise assessment study of the mechanical, electrical, and all other noise-generating systems to ensure compliance with the City of San Jose’s Noise Element and Zoning Ordinance. With the inclusion of these mitigation measures, the noise impacts associated with activities and operations at the Parish Center will be reduced to less-than-significant levels.

EARLIER ANALYSIS

1. Earlier Analysis Used:
2. Impacts Adequately Addressed:
3. Mitigation Measures:

CHECKLIST REFERENCES

1. Environmental Clearance Application – File No. PDC 01-08-082
2. San Jose 2020 General Plan
3. USDA, Soil Conservation Service, Soil Survey of SC County, August 1968
4. USDA, Soil Conservation Service, Important Farmlands of SC County map, June 1979
5. State of California’s Geo-Hazard maps / Alquist Priolo Fault maps
6. Riparian Corridor Policy Study 1994
7. San Jose Historic Resources Inventory
8. City of San Jose Archeological Sensitivity Maps
9. FEMA Flood Insurance Rate Map, Santa Clara County, 1986
10. California Department of Fish & Game, California Natural Diversity Database, 2001
11. City of San Jose Heritage Tree Survey Report
12. California Environmental Protection Agency Hazardous Waste and Substances Sites List, 1998
13. City of San Jose Noise Exposure Map for the 2020 General Plan
14. BAAQMD CEQA Guidelines, Bay Area Air Quality Management District. April 1996, revised 1999.
15. San Francisco Bay Regional Water Quality Control Board 1995 Basin Plan
16. Final Environmental Impact Report, City of San Jose, SJ 2020 General Plan
17. Santa Clara Valley Water District

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18. City of San Jose Title 20 Zoning Ordinance
19. San Jose Department of Public Works
20. San Jose Fire Department
21. San Jose Environmental Services Department
22. San Jose Water Company, Great Oaks Water Company
23. California Division of Mines and Geology
24. Cooper Clark, San Jose Geotechnical Information Maps, July 1974
25. Archaeological Resource Management, Historic Evaluation of the Saint John Vianney Church Complex at 4600 Hyland Avenue in the City of San Jose, January 16, 2003
26. Jeffrey K. Pack for Edward L. Pack Associates, Inc., Final Noise Assessment Study for the St. John Vianney Parish and School, Hyland Avenue, San Jose, January 13, 2003
27. City of San Jose Public Works Memo, March 4, 2003